

Municipal Clerk
Atlanta, Georgia

07- 0 -1129
U-07-14

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.06.005 (1) (b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAYCARE CENTER** is hereby approved. Said use is granted to the **ANNETTE DRAUGHN** and is to be located at **3245 KATOMARICK DRIVE, S.E** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 30, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

MELVIN G. WHITE
ATTORNEY AT LAW
8008 RIVERDALE ROAD
COLLEGE PARK, GEORGIA 30227

City of Georgia
APR 21 1987
BARBARA J. PECK
TELEPHONE
AREA CODE 404
899-8030

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 30th day of March, in the year one thousand nine hundred eighty-seven, between

WILLIAM W. BRADY, II AND SHERRY E. BRADY

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

SHAWN J. DRAUGHN AND ANNETTE L. DRAUGHN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION- - - - - (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 30 of the 14th District of Fulton County, Georgia, being Lot 6, Block A, Unit One, King Estates Subdivision, as per plat recorded in Plat Book 70, Page 101, Fulton County Records, which plat is incorporated into and made a part of this description by reference.

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, Apr. 21, 1987 at 4:08

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

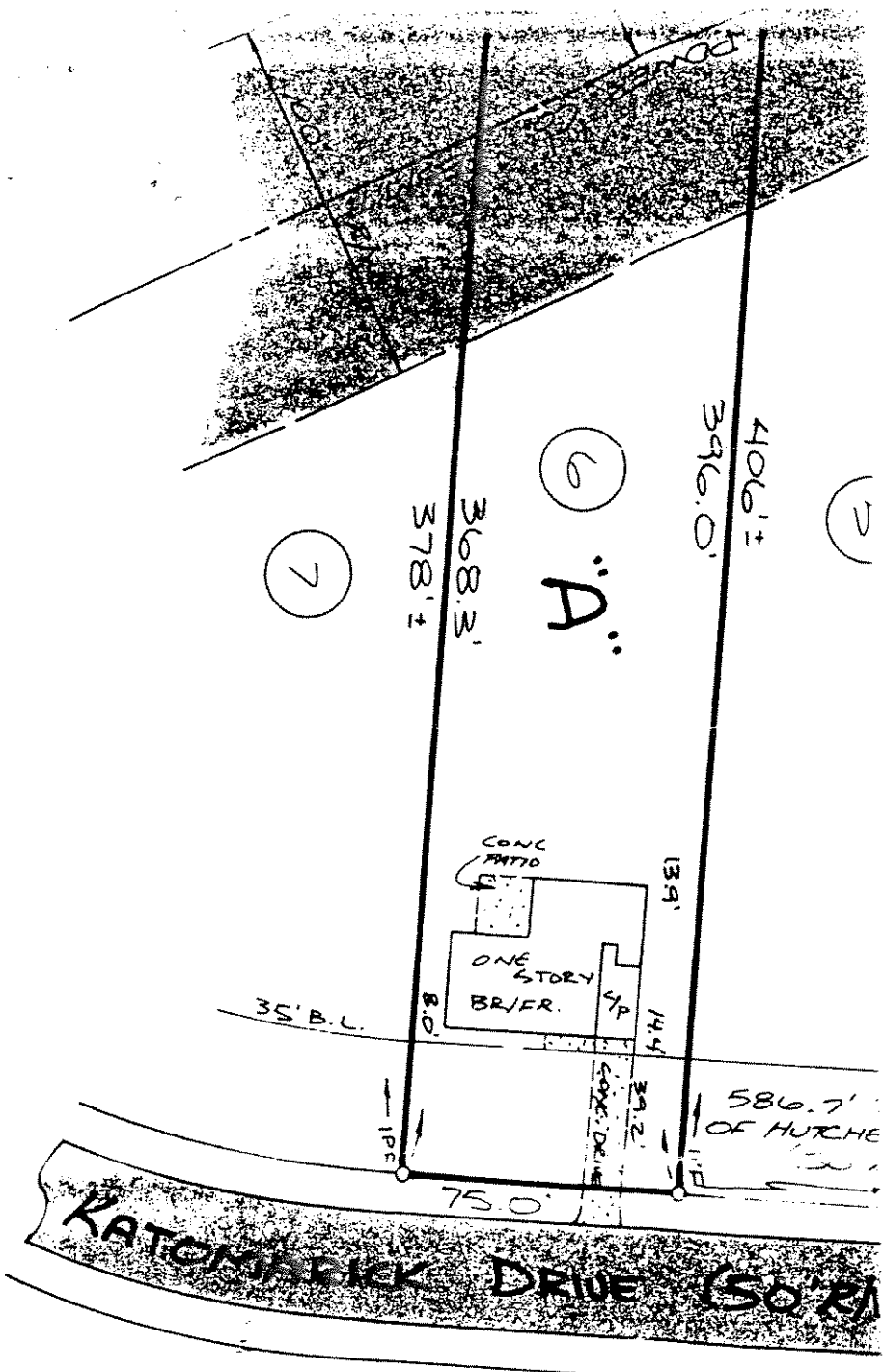
BOOK 10765 PAGE 471

Signed, sealed and delivered in presence of:

Angela D. Rackey N.P. (Seal)
WILLIAM W. BRADY, II (Seal)
SHERRY E. BRADY (Seal)
Sherry E. Brady (Seal)

RECEIVED
APR 13 2007
BUREAU OF
PLANNING

4-07-14

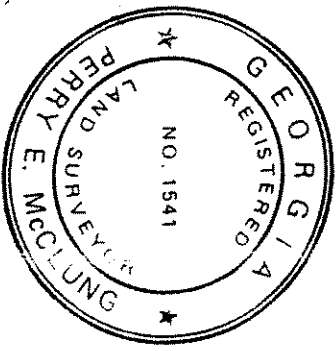


NOTE: HOUSE LOCATED
HEREON IS OUTSIDE
THE FLOOD AREA PER
RECORDED PLAT.

3245 KATONARICK DRIVE ATLANTA, GA.

This property (is) located in a Federal Flood Area as indicated by FIA Official Flood Hazard Maps. ZONE A-5, B. I hereby certify that this plat is a true and correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

Perry E. McClung, Surveyor
4136 South Atlanta Road
Shirley, GA 30080



PROPERTY	OF
ANNETTE L.	DRAUGHN & DRAUGHN
LOT 6 BLOCK "A", UNIT ONE	
KING ESTATES	
LAND LOT 30	
DISTRICT 14TH	SECTION
COUNTY FULTON	
GEORGIA	
DATE 3-5-87	SCALE 1" = 50'